


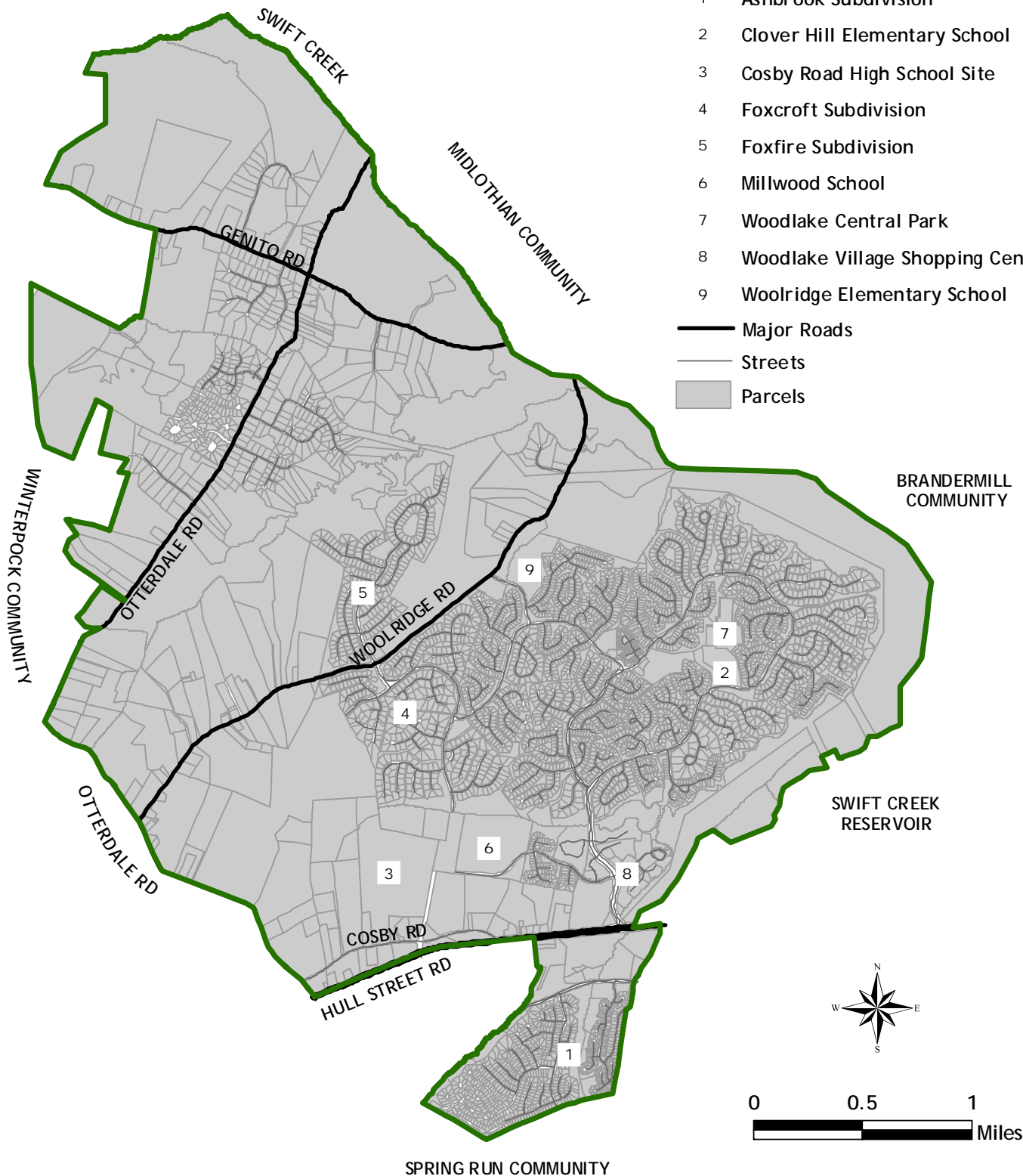


# Woodlake

## Woodlake Features

- 1 Ashbrook Subdivision
- 2 Clover Hill Elementary School
- 3 Cosby Road High School Site
- 4 Foxcroft Subdivision
- 5 Foxfire Subdivision
- 6 Millwood School
- 7 Woodlake Central Park
- 8 Woodlake Village Shopping Center
- 9 Woolridge Elementary School

-  Major Roads
-  Streets
-  Parcels



# Woodlake Community Profile

(All data is for 2004 unless noted otherwise: see notes on pages 88-89)

## Strengths

- Low rental occupancy rates of single-family houses
- Residential code enforcement complaints per capita
- Single-family housing maintenance and reinvestment
- Police calls for service per capita
- Group A crime incidents per capita
- Persons on probation per capita
- Emergency medical calls for service per capita
- Fire calls for service per capita
- Traffic accidents per capita

## Challenges

- Housing turnover
- Religious, neighborhood, and community organizations per capita

## Community Characteristics

- High rate of population growth from 2000 through 2005
- High rate of single-family housing growth
- High rate of overall housing growth
- Newer single-family houses
- Larger single-family houses
- Higher resale single-family housing prices
- Lower resale single-family housing price changes from 2000 through 2004
- Few business licenses issued per capita



Millwood School

# Woodlake Community Summary

POPULATION GROWTH	Year(s)	Measure	Woodlake	County
Population	2005	Number of Persons	13,300	291,000
Average Annual Population Growth	2000-2005	Numerical Increase	1,800	32,400
Average Annual Population Growth	2000-2005	Percentage Increase	3.0%	2.4%
Projected Annual Population Growth	2006-2011	Numerical Increase	2,600	34,000
Projected Annual Population Growth	2006-2011	Percentage Increase	3.0%	1.9%
<b>HOUSING GROWTH (Based on Building Permits Issued for New Construction)</b>				
Single-Family Housing Growth	2004	Numerical Increase	157	2,482
Single-Family Housing Growth	2004	Percentage Increase	4.1%	2.8%
Multifamily(Apt, TH, Condo) Housing Growth	2004	Numerical Increase	0	1,179
Multifamily(Apt, TH, Condo) Housing Growth	2004	Percentage Increase	0.0%	6.2%
Overall Housing Growth (includes mobile homes)	2004	Numerical Increase	158	3,697
Overall Housing Growth (includes mobile homes)	2004	Percentage Increase	3.7%	3.5%
<b>GROWTH POTENTIAL</b>				
Housing Unit Growth Potential	2004	Units on Planned Land	4,752	105,259
Housing Unit Growth Potential	2004	Units on Zoned Land	1,546	40,772
Subdivision Potential (tentative subdivision plats)	2004	Vacant Recorded Lots	142	9,510
Subdivision Potential (recorded subdivision lots)	2004	Approved Tentative Lots	92	4,314
Vacant Property	2004	Number of Parcels	278	16,290
Vacant Property	2004	Acres	2,472	126,444
Underimproved Property (minimal improved value)	2004	Number of Parcels	20	1,960
Underimproved Property (minimal improved value)	2004	Acres	300	20,300
<b>HOUSING CONDITIONS</b>				
Housing Density	2004	Units Per Acre	0.63	0.41
Single-Family Housing	2004	Units	4,027	89,884
Single-Family Housing	2004	Percentage of All Housing Units	91.0%	81.8%
Multifamily(Apt, TH, Condo) Housing	2004	Units	399	17,301
Multifamily(Apt, TH, Condo) Housing	2004	Percentage of All Housing Units	9.0%	15.7%
Owner Occupied Single-Family Housing	2004	Units	3,756	80,259
Owner Occupied Single-Family Housing	2004	Percentage of All Housing Units	93.3%	89.3%
Renter Occupied Single-Family Housing	2004	Units	271	9,625
Renter Occupied Single-Family Housing	2004	Percentage of All Housing Units	6.7%	10.7%
Rental Occupancy Trend	2000-2004	Percentage Change	1.2%	1.2%
Age of Single-Family Housing	2004	Median Age in Years	13	20
Size of Single-Family Housing	2004	Median Size in Square Feet	2,265	1,830
Single-Family Housing Turnover	2004	Percentage of Units Sold	8.54%	6.29%
Single-Family Housing Maintenance/Reinvestment	2004	Average Building Permit Value Per Unit	\$333	\$274
Residential Code Complaints	2004	Number	17	3,721
Residential Code Complaints	2004	Per Capita	0.001	0.013

# Woodlake Community Summary

HOUSING VALUES				
All Houses: Median Sales Price	2004	Sales Price	\$204,000	\$180,000
All Houses: Median Sales Price - amount	2003-2004	Sales Price Increase	\$19,100	\$18,000
All Houses: Median Sales Price - Percentage	2003-2004	Sales Price Increase	10.3%	11.1%
All Houses: Median Sales Price Trend - amount	2000-2004	Annual Sales Price Increase	\$8,033	\$9,800
All Houses: Median Sales Price Trend - Percentage	2000-2004	Annual Sales Price Increase	4.48%	6.56%
New Houses: Median Sales Price	2004	Sales Price	\$212,525	\$249,562
New Houses: Median Sales Price - amount	2003-2004	Sales Price Increase	\$29,460	\$35,762
New Houses: Median Sales Price - Percentage	2003-2004	Sales Price Increase	16.1%	16.7%
New Houses: Median Sales Price Trend - amount	2000-2004	Annual Sales Price Increase	-\$14,461	\$14,962
New Houses: Median Sales Price Trend - Percentage	2000-2004	Annual Sales Price Increase	-5.69%	7.39%
Resale Houses: Median Sales Price	2004	Sales Price	\$199,500	\$164,950
Resale Houses: Median Sales Price - amount	2003-2004	Sales Price Increase	\$13,930	\$17,950
Resale Houses: Median Sales Price - Percentage	2003-2004	Sales Price Increase	7.5%	12.2%
Resale Houses: Median Sales Price Trend - amount	2000-2004	Annual Sales Price Increase	\$8,800	\$8,890
Resale Houses: Median Sales Price Trend - Percentage	2000-2004	Annual Sales Price Increase	5.11%	6.48%
New Houses vs Resale Houses: Sale Prices	2004	Percentage Difference	106.5%	151.3%
All Houses: Assessment Trend - amount	2000-2004	Average Annual Increase	\$8,538	\$7,244
All Houses: Assessment Trend - Percentage	2000-2004	Average Annual Increase	4.71%	5.26%
All Houses: Assessment Increase	2003-2004	Increase	\$11,007	\$11,432
All Houses: Assessment Percentage Change	2003-2004	Increase	5.6%	7.7%
PUBLIC SAFETY				
Police Calls For Service	2004	Per Capita	0.17	0.45
Group A Crime Incidents	2004	Per Capita	0.018	0.059
Group A Crime Incident Trend	2000-2004	Annual Change Per Capita	0.82%	0.82%
Violent Crime Incidents	2004	Per Capita	0.004	0.012
Property Crime Incidents	2004	Per Capita	0.007	0.027
Quality of Life Crime Incidents	2004	Per Capita	0.007	0.017
Persons on Probation	2004	Per Capita	0.002	0.003
Emergency Medical Calls For Service	2004	Per Capita	0.027	0.068
Fire Calls For Service	2004	Per Capita	0.009	0.024
Traffic Accidents	2004	Per Capita	0.008	0.022
BUSINESSES				
Business (licensed)	2004	Per Capita	0.035	0.058
Home-Based Businesses (licensed)	2004	Per Capita	0.026	0.029
Employment (excluding government jobs)	2003	Number of Jobs	641	91,278
COMMUNITY LIFE				
Community and Other Organizations	2004	Per Capita	0.0023	0.0027